



Department of Defense
INSTRUCTION
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April 13, 1988
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SUBJECT: Relocatable Buildings

- References:
- (a) DoD Instruction 4165.56, subject as above, April 3, 1981 (hereby canceled)
 - (b) DoD Directive 4270.24, "Unspecified Minor Construction, Emergency Construction and Restoration or Replacement of Facilities Damaged or Destroyed," March 21, 1983
 - (c) DoD Directive 7040.2, "Program for Improvement in Financial Management in the Area of Appropriations for Acquisition and Construction of Military Real Property," January 18, 1961
 - (d) DoD 4160.21-M, "Defense Utilization and Disposal Manual," September 1982, authorized by DoD Directive 4160.21, December 5, 1980
 - (e) DoD Directive 4165.6, "Real Property Acquisition, Management and Disposal," December 22, 1976
 - (f) DoD Directive 4001.1 "Installation Management," September 4, 1986

A. REISSUANCE AND PURPOSE

This Instruction reissues reference (a) and updates DoD policy and procedures for the authorization, acquisition, use, and disposition of relocatable buildings.

B. APPLICABILITY AND SCOPE

1. This Instruction applies to the Office of the Secretary of Defense (OSD), the Military Departments, and the Defense Agencies (hereafter referred to collectively as "DoD Components").

2. It does not apply to personal property items that are accountable in organic troop unit allowance lists, such as table of allowances (TOAs) and tables of equipment (TOEs), and family housing.

C. DEFINITIONS

1. Interim Facility Requirement. A short-term, normally 3 years or less, requirement for facilities due to transitory peak military missions, deployments, military contingency operations, or disaster relief requirements; or urgent requirements, pending approval, and construction of facilities via normal military construction programs (references (b) and (c)).

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2. Relocatable Building

a. A building designed to be readily moved, erected, disassembled, stored, and reused. In classifying buildings as relocatable for the purpose of this Instruction, the estimated funded and unfunded costs for average building disassembly, repackaging (including normal repair and refurbishment of components), and nonrecoverable building components, including typical foundations, may not exceed 20 percent of the building acquisition cost.

b. This definition excludes building types and forms that are provided as an integral part of a mobile equipment item and that are incidental portions of such equipment components, such as communications vans or trailers.

D. POLICY

1. Relocatable buildings may be purchased, stored, and used within the Department of Defense when these facilities constitute the most feasible and economical means of satisfying interim facility requirements.

2. In addition to the use of relocatable buildings for interim facility requirements, these buildings also may be used instead of conventional, permanent construction when the duration of the requirement is uncertain.

3. Relocatable buildings shall be accounted for as personal property, unless these facilities are authorized for procurement using construction procedures. In this case, the buildings shall be accounted for as real property.

E. PROCEDURES

1. Stock Levels. Stock levels for relocatable buildings shall be determined by DoD Components based on the following:

a. Requirements reflected in applicable war plans, contingency plans, and operational support plans.

b. Experience factors in satisfying interim facility requirements.

2. Use

a. Interim Facility Requirements

(1) Relocatable buildings may be authorized for interim facility requirements in accordance with minor construction authorities, DoD Directives 4270.24 and 7040.2 (references (b) and (c)), based on funded project cost. Funded and unfunded project costs and the source of funds shall be in accordance with these references, subject to the following clarifications:

(a) Cost of relocatable buildings is an unfunded cost.

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(b) Site preparation, foundations, exterior utilities, and other supporting construction costs are funded project costs.

(c) Costs for packaging and transporting relocatable buildings used for interim requirements are unfunded project costs.

(d) Cost of erection is an unfunded project cost.

(e) Cost of maintenance, operation, disassembly, and refurbishment, and repacking of relocatable facilities used for interim requirements are expenses and are appropriately charged to appropriations available to fund such costs.

(f) Regardless of the funded cost when relocatable buildings are used for urgent requirements, pending approval and construction of facilities via normal military construction procedures the Military Construction Project Data (DD Form 1391) for normal military construction procedures shall indicate that relocatable buildings are in use.

(2) Relocatable buildings that are used to satisfy an interim facility requirements may be retained for the following reasons:

(a) Such facilities are used in support of continuing military contingency operations.

(b) A replacement facility has been authorized and funds appropriated by the Congress. In this case, the relocatable facility may be retained in use until construction of the replacement is completed.

(c) The relocatable facility subsequently has been incorporated as real property and the DoD Component has notified the Armed Services and Appropriations Committees of the Congress, and when the sum of the funded and unfunded project costs exceeds 20 percent of the maximum allowable amount for a minor construction project.

(3) For all the cases in subparagraphs E.2.2.(a)(1) through E.2.2.(2)(C), above, an engineering evaluation has been performed and the relocatable facility meets safety requirements and normal construction standards established by the applicable DoD Component.

b. Relocatable Buildings Instead of Permanent Construction. Relocatable buildings may be used as substitutes for permanent or conventional buildings, particularly overseas, when the duration of the requirement is uncertain. In such cases, the project shall be programmed through proper military construction procedures and the building cost, transportation, erection costs, site preparation, and related supporting costs shall be funded from military construction appropriations.

3. Disposition

a. Personal Property. Relocatable buildings accounted for as personal property upon becoming excess to DoD Component requirements, shall be redistributed or disposed of in accordance with personal property procedures (DoD 4160.21-M, reference (d)). Those determined to be unserviceable shall be disposed of in accordance with these same procedures.

b. Real Property. When relocatable buildings accounted for as real property become excess to DoD Component requirements at the erected location, they shall be redistributed or disposed of in accordance with existing real property procedures established by DoD Directive 4165.6 (reference (e)). If alternative DoD users are not located for use of the building in place, the relocatable building shall be transferred from real property records and placed in stock. Unserviceable relocatable buildings shall be disposed of in accordance with these same procedures.

F. RESPONSIBILITIES

1. Heads of DoD Components, or designees, shall comply with this Instruction, and vest authority and responsibility to lower organizational levels so installation commanders shall have the freedom to obtain the goods and services that best satisfy their requirements DoD Directice 4001.1, "Installation Managment" (reference (f)).

G. EFFECTIVE DATE AND IMPLEMENTATION

This Instruction is effective immediately. Forward two copies of implementing documents to the Assistant Secretary of Defense (Production and Logistics) within 120 days.



R.B. COSTELLO
Under Secretary of Defense
(Acquisition)

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